

MINUTES
WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 37

December 11, 2025

The Board of Directors (the "Board") of Waller County Municipal Utility District No. 37 (the "District") met in regular session, open to the public, on the 11th day of December, 2025, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2500, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Matthew C. Deal	President
Mark Witcher	Vice President
Brian Welch	Secretary
Leigh Ellis III	Assistant Secretary
David Moriniere	Assistant Vice President

and all of the above were present except Director Witcher, thus constituting a quorum.

Also attending the meeting were Christie Leighton of Best Trash, LLC ("Best Trash"); Andrew Dunn and Alfred Segundo of On-Site Protection LLC; Blair Bozoarth of Quiddity Engineering, LLC ("Quiddity"); Tracey Scott of Myrtle Cruz, Inc.; Dana Hollingsworth of Municipal District Services ("MDS"); Patty Rodriguez of Bob Leared Interests; Jon Smith, a resident of the District; and Greer Pagan, Elizabeth Cone, and Merry Heyne of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no comments from the public.

APPROVE MINUTES

The Board considered approving the minutes of November 13, 2025, regular meeting. After review and discussion, Director Welch moved to approve the minutes, as presented. Director Moriniere seconded the motion, which passed unanimously.

SECURITY MATTERS

Mr. Dunn presented and reviewed the security patrol report, a copy of which is attached.

The Board discussed other security matters in the District.

GARBAGE AND RECYCLING MATTERS, INCLUDING ANNUAL CONSUMER PRICE INDEX ADJUSTMENT

Ms. Leighton presented and reviewed a letter from Best Trash regarding the automatic annual Consumer Price Index ("CPI") price adjustment reflecting a cost increase from \$27.82 to \$29.27 per month per residence. A copy of the annual CPI adjustment letter is attached.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Scott presented and reviewed the bookkeeper's report, investment report, and the bills presented for payment from the District's accounts. After review and discussion, Director Welch moved to approve the bookkeeper's report and the checks presented for payment. Director Moriniere seconded the motion, which passed by unanimous vote. A copy of the bookkeeper's report is attached.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Rodriguez presented and reviewed the tax assessor/collector's report, a copy of which is attached. Following review and discussion, Director Deal moved to approve the tax assessor/collector's report. Director Moriniere seconded the motion, which was approved by unanimous vote.

OPERATION OF DISTRICT FACILITIES; HEARING ON TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT CUSTOMERS AND AUTHORIZE TERMINATION OF SERVICE

Ms. Hollingsworth presented and reviewed the operator's report, a copy of which is attached.

Ms. Hollingsworth requested authorization to write off 2 uncollectable accounts totaling \$225.87 and send them to a collection agency.

Ms. Hollingsworth then presented a list of delinquent customers to the Directors and reported the residents on the termination list were delinquent in payment of their water and sewer bills and were given written notification, in accordance with the District's Rate Order, prior to the meeting of the opportunity to appear before the Board of Directors to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment. The Board discussed the timing of the terminations with regard to the holidays.

After review and discussion, Director Deal moved to (1) approve the operator's report; (2) authorize MDS to write off 2 uncollectable accounts and send them to a collection agency, as recommended; and (3) defer terminations due to the holidays. Director Moriniere seconded the motion, which passed by unanimous vote.

ENGINEERING MATTERS; DEEDS, EASEMENTS, ENCROACHMENT AGREEMENTS, WAIVERS OF SPECIAL APPRAISAL, AND PLAT MATTERS; RESOLUTION AUTHORIZING APPLICATION TO THE TCEQ FOR APPROVAL OF PROJECT AND BONDS

Mr. Bozoarth updated the Board on engineering matters in the District, as reflected in Quiddity's report, a copy of which is attached.

Mr. Bozoarth presented and reviewed a revised rate schedule for Quiddity's agreement reflecting updated market conditions and the addition of Environmental Science services effective December 1, 2025.

Following review and discussion, Director Welch moved to (1) approve the engineer's report; and (2) approve the revised rate schedule for Quiddity's agreement, as discussed. Director Moriniere seconded the motion, which passed unanimously.

PARK AND RECREATIONAL FACILITIES MATTERS

There was no discussion on this agenda item.

CONSENT TO PARTIAL ASSIGNMENT OF RIGHT TO REIMBURSEMENT PROCEEDS

Mr. Pagan presented and reviewed a Partial Assignment of Right to Reimbursement Proceeds by and among Katy 1039, Ltd., Astro Sunterra, LP, and multiple builders (the "Partial Assignment").

After review and discussion, Director Welch moved to approve the Partial Assignment. Director Moriniere seconded the motion, which passed unanimously.

CONSENT TO ASSIGNMENT OF HMH SUNTERRA LAND, LLC'S DEVELOPMENT FINANCING AGREEMENT

Mr. Pagan presented and reviewed an Assignment and Assumption of Development Financing Agreement between HMH Sunterra Land, LLC and Clayton Properties Group, Inc. (the "Assignment").

After review and discussion, Director Welch moved to approve the Assignment. Director Moriniere seconded the motion, which passed unanimously.

REPORT ON DEVELOPMENT

Mr. Bozoarth reported on development in the District.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.

Mark Witcher
Secretary, Board of Directors
Vice President.

(SEAL)



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